

General Notes

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND INFORM THE ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT INSTALLATION OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL AT NO ADDITIONAL COST TO THE OWNER OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL OF THE INSPECTIONS REQUIRED BY THE LOCAL DEPARTMENT OF BUILDINGS.

3. ALL WORK TO BE FILED UNDER AND SHALL CONFORM WITH ALL APPLICABLE CODES AND REQUIREMENTS.

4. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE THE WORK OF ALL TRADES AND BE RESPONSIBLE FOR BOTH DAILY AND OVERALL PROJECT SITE CLEAN-UP AT THE CONCLUSION OF WORK.

5. SHOULD THERE BE ANY CONFLICT BETWEEN WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING SUCH CONFLICT TO THE ATTENTION TO THE ARCHITECT FOR RESOLUTION.

6. THE CONTRACT DOCUMENTS INDICATE TYPE OF DESIGN AND GENERAL CONSTRUCTION AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIALS AND THE WORKMANSHIP THROUGHOUT.

7. THE CONTRACTOR SHALL MAINTAIN ON-SITE A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS AS APPROVED BY THE LOCAL BUILDING DEPARTMENT DURING ALL PHASES OF WORK FOR USE BY ALL TRADES AND REFERENCE. ALL OUT OF DATE DRAWINGS SHALL BE REMOVED FROM THE JOB SITE.

8. UPON ACCEPTANCE OF THE CONTRACT DOCUMENTS, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE VARIOUS CONSTRUCTION MATERIALS AND WORKMANSHIP OF THE SCOPE OF WORK DESCRIBED IN THOSE DOCUMENTS AND WILL EXECUTE THE WORK TO COMPLY WITH THE SPIRIT IN WHICH THEY WERE PRODUCED.

9. OWNER SHALL ONLY SUPPLY ACCESS TO THE SITE, A SUPPLY OF CLEAN AND POTABLE WATER AND AN 110V AC SOURCE OF ELECTRICITY FOR SMALL HAND HELD POWER TOOLS.

SPECIAL NOTE: INDEMNIFICATION CLAUSE
THE OWNER SHALL RELEASE, HOLD HARMLESS AND INDEMNIFY THE ARCHITECT WITH RESPECT TO ANY CHANGES MADE TO THE CONSTRUCTION DOCUMENTS BY ANYONE OTHER THAN THE ARCHITECT, OR CHANGES IN ANY ASPECT OF THE WORK, OR FAILURE BY THE CONTRACTOR TO BUILD IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.

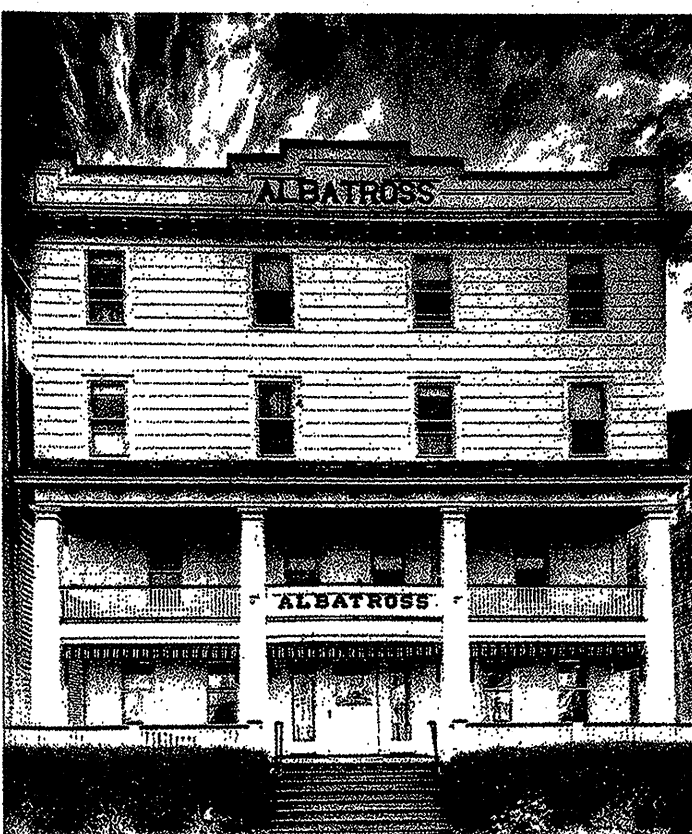


Photo Reference

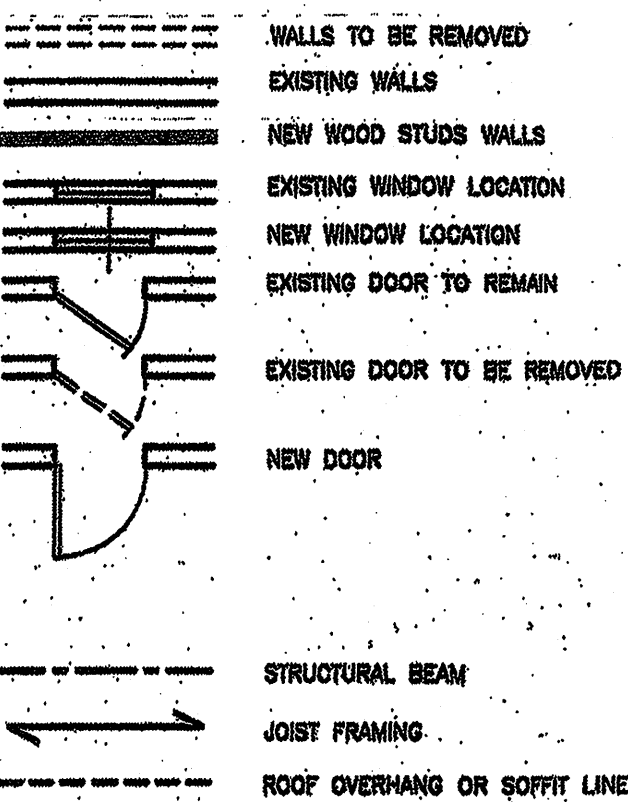
Special Notes

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PERMITS AND RELATED FEES:
CONTRACTOR TO PROCURE ALL REQUIRED CONSTRUCTION PERMITS AS PART OF THE SCOPE OF WORK. OWNER TO PAY ALL PERMIT AND REQUIRED SURVEY COSTS.

NOTICE OF COPYRIGHT:
USE OF THESE CONSTRUCTION DRAWINGS IS LIMITED TO THE PROJECT SITE INTENDED. ALL COPYRIGHT AND REPRODUCTION IS RESERVED BY THE ARCHITECT - MARK ALEXANDER PAVLIV, AIA AS ARCHITECT OF RECORD. REPRODUCTION AND USE OF THESE DOCUMENTS OR ANY PART THEREOF WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION AND CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

Legend



Albatross Setback Analysis:

Summary - Landmarks Engineering Survey
Completed topo survey and draft setback survey for review by Architect indicates that once we eliminate the setback anomaly of the 38 Ocean Pathway property... there are a total of 7 properties to be included in the final Averaging Survey for submission to Zoning, once plans are completed.

Dwelling/Structure setbacks average 5.54 feet and Covered Porch Decks and/or Structures net an average of 2.19 feet from the property line. The existing enclosed rear of hotel porch, is 3.59 feet from the property line while the covered stoop is only 0.59 feet from the property line. (See Setback Analysis below). Although both conditions are pre-existing and are grandfathered, any second and third level additions must conform to the calculated averages.

Location	to Structure	to Covered Porch
22 Ocean Pathway	6.64	
23 McClintock St.	1.78	0.36
30 Ocean Pathway	8.94	3.34
34 Ocean Pathway	3.59	0.57
38 Ocean Pathway	2.27	2.27
40 Ocean Pathway	7.65	0.83
24 Central Avenue	7.98	1.13
Total	38.83 feet	15.38 feet
Calculated Average	5.54 feet	2.19 feet

Area Calculations

Applicant: 34 OPOG LLC
& Owner PO Box 76
Columbia, NJ 07832

Site Address: 34 Ocean Pathway, Ocean Grove, NJ 07756
Block #129, Lot #6; ZONE: HD-O

Description: Proposed renovation and addition to the existing 1881 4-story, wood frame, "Albatross Hotel" with a continuance of the hotel use and continuance of existing dining, guest convenience and laundry uses with a net reduction from the existing 39 to 27 guest rooms.

LOT SIZE	EXISTING	PROPOSED	REQUIRED
Frontage	45.74 ft	no change	30.0 ft
(along Ocean Pathway Flare Line)			
Frontage	45.67 ft	no change	30.0 ft
(along McClintock Street Property Line)			
Depth	111.12 ft	no change	60.0 ft
(along East Property Line)			
Depth	113.72 ft	no change	60.0 ft
(along West Property Line)			
Lot Area	5,134.2 sf*	no change	1,800 sf
*6,393.8 as per Section 413.06.E			

SETBACK	EXISTING	PROPOSED	ALLOWED
Front	12.57 ft	no change	Section 413.06.D
(to edge of structure from Ocean Pathway Flare)			
Front	0.93 ft	no change	Section 413.06.D
(to edge of covered porch from Ocean Pathway Flare)			
Front	11.57 ft	no change	Section 413.06.D
(to edge of covered porch overhang from Ocean Pathway Flare)			
Front	3.59 ft	no change	Section 413.06.D
(to edge of structure from McClintock Street Property Line)			
Front	1.59 ft	no change	Section 413.06.D
(to edge of overhang from McClintock Street Property Line)			
East Side	2.84 ft	no change	2.0 ft
(to edge of structure)			
West Side	2.12 ft	no change	2.0 ft
(to edge of structure)			
Floor Levels	4 stories	no change	4 stories
Height	46.9 ft	no change	50.0 ft (Hotel)

LOT COVERAGE:

	EXISTING	PROPOSED	PERMITTED
Building:	3,195.8 sf	3,195.8 sf (Same)	
Elevator:	none	92.7 sf	
Covered Porch:	154.2 sf	154.2 sf (Same)	
Total Building:	3,350.0 sf	3,442.7 sf (67.05%)	< (85%)
(includes first floor covered porch)			

Front Steps:	56.1 sf	56.1 sf	N/A
Front Walk:	0.0 sf	3.4 sf	N/A
East Conc Walk:	202.9 sf	97.5 sf	N/A
West Conc Walk:	123.4 sf	removed	N/A
Concrete Drive:	768.6 sf	198.5 sf	N/A
(existing McClintock Street Access to remain)			
Brick Pavers/Walks:	none	465.7 sf	N/A
Rear Conc. Stoop:	16.3 sf	removed	N/A
Rear Conc. Steps:	15.5 sf	removed	N/A
Rear Wood Stoop:	none	13.2 sf	N/A
Rear Wood. Steps:	none	39.6 sf	N/A
Rear Step Conc. Pad:	36.9 sf	40.9 sf	N/A
Rear Side Steps:	15.1 sf	15.1 sf (Same)	N/A
Planter Curb:	6.3 sf	removed	N/A
Bilco Door Access:	33.9 sf	removed	N/A
Basement Stair:	none	47.3 sf	N/A

Total Impervious			
Coverage:	1,275.0 sf	977.3 sf	
Total Lot			
Coverage:	4,625.0 sf	4,420.0 sf (86.1%)	< (90.0%)

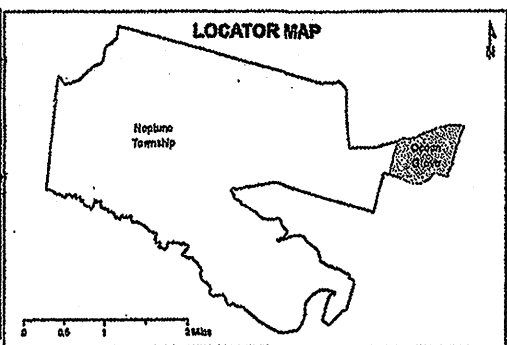
HABITABLE BUILDING FLOOR AREAS:

	EXISTING	PROPOSED
Basement:	2,384 sf	2,895 sf
First Floor:	2,895 sf	2,895 sf
Second Floor:	2,650 sf	2,756 sf
Third Floor:	2,650 sf	2,756 sf
Attic Level:	1,679 sf	1,679 sf
Total Area:	12,258 sf	13,259 sf

Design loads in accordance with 2018 IBC/NJ Edition to be:

First Floor Live Load: 40 pounds per sq. ft.
Second Floor Live Load: 30 pounds per sq. ft.
Third Floor Live Load: 30 pounds per sq. ft.
Attic Live Load: 20 pounds per sq. ft.
Snow and Roof Load: 20 pounds per sq. ft.
Design Wind Load: 120 miles per hour

Proposed Plans in accordance with 2018 IBC/NJ Edition



Zoning Map
Ocean Grove
Township of Neptune
Monmouth County, New Jersey

Location Map

ROOM AREA SUMMARY

First Floor:
184sf-Caretaker Quarters
304sf-THE GROVE SUITE
315sf-THE EMPIRE SUITE

Second Floor:
212sf-GUEST RM #1
196sf-GUEST RM #2
302sf-GUEST RM #3
218sf-GUEST RM #4
184sf-GUEST RM #5
247sf-GUEST RM #6
219sf-GUEST RM #7
184sf-GUEST RM #8
188sf-GUEST RM #9

Third Floor:
263sf-GUEST RM #10
193sf-GUEST RM #11
192sf-GUEST RM #12
252sf-GUEST RM #13
223sf-GUEST RM #14
213sf-GUEST RM #15
307sf-GUEST RM #16
455sf-GUEST RM #17/18
178sf-GUEST RM #19

Fourth Floor:
279sf-GUEST RM #20
189sf-GUEST RM #21
189sf-GUEST RM #22
253sf-GUEST RM #23
245sf-GUEST RM #24
201sf-GUEST RM #25

SUMMARY: All Guest Rooms are over 175sf, except rooms #5 & #8 due to existing limits. Average Guest Room = 235sf

GUEST COMMON AREAS:

Lower Level:
377sf-Recreation Area
141sf-Lobby
First Floor:
728sf-Lobby
312sf-Dining Area

OTHER COMMON AREAS:

Lower Level:
145sf-Restrooms
285sf-Mtg/Game/Storage Room
First Floor:
251sf-Restrooms
451sf-Covered Porch
Second Floor:
300sf-Covered Porch

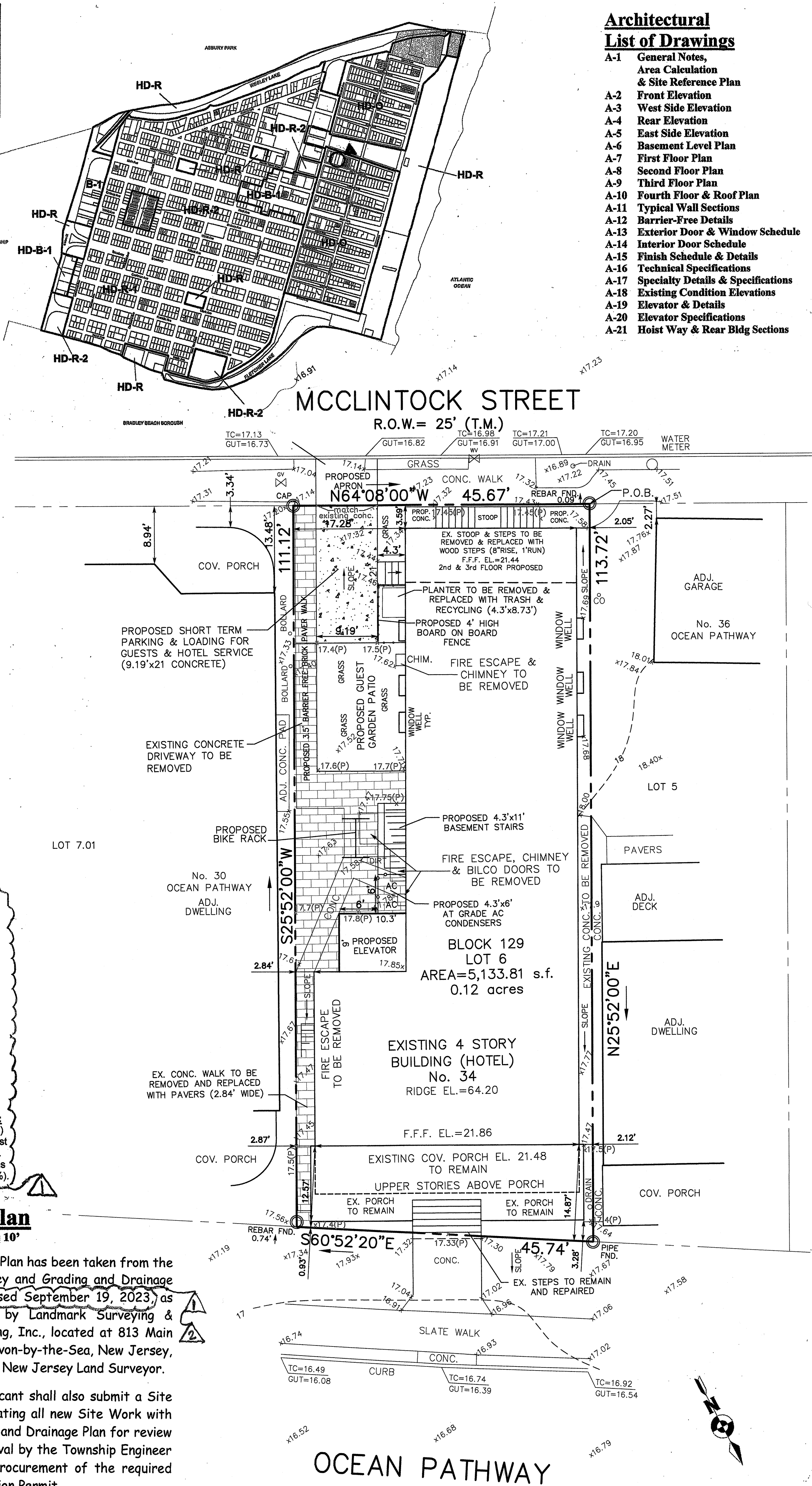
TOTAL GUEST COMMON AREAS:
1,558sf (15.5% of total Hotel sf area) devoted to "common areas" for Guest use where 1,513sf or (15%) is req'd. The inclusion of other common areas increases the total to 2,990sf (29.6%).

Site Plan

Scale: 1" = 10'

This Site Plan has been taken from the site survey and Grading and Drainage Plan, (revised September 19, 2023) as prepared by Landmark Surveying & Engineering, Inc., located at 813 Main Street, Avon-by-the-Sea, New Jersey, a licensed New Jersey Land Surveyor.

The Applicant shall also submit a Site Plan indicating all new Site Work with a Grading and Drainage Plan for review and approval by the Township Engineer for the procurement of the required Construction Permit.



Architectural List of Drawings

- A-1 General Notes, Area Calculation & Site Reference Plan
- A-2 Front Elevation
- A-3 West Side Elevation
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- A-8 Second Floor Plan
- A-9 Third Floor Plan
- A-10 Fourth Floor & Roof Plan
- A-11 Typical Wall Sections
- A-12 Barrier-Free Details
- A-13 Exterior Door & Window Schedule
- A-14 Interior Door Schedule
- A-15 Finish Schedule & Details
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- A-17 Specialty Details & Specifications
- A-18 Existing Condition Elevations
- A-19 Elevator & Details
- A-20 Elevator Specifications
- A-21 Hoist Way & Rear Bldg Sections

THE ARCHITECT'S STUDIO

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PROJECT

ALBATROSS HOTEL
PROPOSED RENOVATIONS
& ALTERATIONS
TO EXISTING 4-STORY HOTEL

34 OCEAN PATHWAY
OCEAN GROVE, NEW JERSEY 07756
BLOCK #129, LOT #6
USE GROUP: R-2/A1
CONSTRUCTION TYPE: SB

REVISIONS	
NO.	DESCRIPTION
1	ZONING BOARD 9/16/23
2	ZONING BOARD 11/1/23

SHEET TITLE:
**General Notes,
Area Calculation
& Site Plan**

DRAWN BY:
TAM

REVIEWED BY:
VSP

SCALE: N/A

DATE: 2/14/23

DESIGN DEVELOPMENT

JOB: 2213

A1